



City of Gahanna

Meeting Minutes

Planning Commission

200 South Hamilton Road
Gahanna, Ohio 43230

John Hicks, Chair
Michael Suriano, Vice Chair
Bobbie Burba
Rick Duff
Thomas Shapaka
Donald R. Shepherd
Thomas J. Wester

Krystal Gonchar, Deputy Clerk of Council

Wednesday, March 27, 2019

7:00 PM

City Hall, Council Chambers

A. CALL MEETING TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Gahanna Planning Commission met for a Regular Meeting in the Council Chambers of City Hall, 200 South Hamilton Road, Gahanna, Ohio, on Wednesday, March 27, 2019. The agenda for this meeting was published on March 20, 2019. Chair John Hicks called the meeting to order at 7:00 p.m., followed by the pledge of allegiance.

Present 5 - Thom Shapaka, Thomas J. Wester, John Hicks, Bobbie Burba, and Donald R. Shepherd

Absent 2 - Michael Suriano, and Rick Duff

B. ADDITIONS OR CORRECTIONS TO THE AGENDA: None.

C. APPROVAL OF MINUTES

[2019-0044](#)

Planning Commission Meeting Minutes for February 27, 2019.

A motion was made by Wester, seconded by Shepherd, that the Minutes be Approved. The motion carried by the following vote:

Yes: 5 - Shapaka, Wester, Hicks, Burba and Shepherd

Absent: 2 - Suriano and Duff

D. SWEAR IN APPLICANTS & SPEAKERS

City Attorney Shane Ewald, administered an oath to those persons wishing to present testimony this evening.

E. APPLICATIONS - PUBLIC COMMENT

[V-0003-2019](#)

To consider a Variance application to vary section 1151.15(q)(4) Accessory Use Structure, of the Codified Ordinances of the City of Gahanna, to allow for an addition to be built closer than 15' to the rear property line; for property located at 296 Ainsworth Ave.; Parcel ID No. 025-005599-00; current zoning Planned Unit Development (PUD); Timothy Wynkoop, applicant.

Blackford provided a summary of the application; showed location and zoning; the request is for an addition to encroach into the rear yard setback; request is for 12' with a 3' encroachment; PUD requires no closer than 15' but structure can be 10'; seems like an issue only in PUD zoning; staff opinion is that the code requirement is unique and requires a variance; tried to review other ways the code could be met; showed site plan; in order to meet code could, only have 5' addition; very unusual; ideally would correct the code; reviewed criteria for granting variances; staff in favor; received a letter of support from neighbor to rear which would be the most effected neighbor; no other feedback.

Chair opened and closed the public hearing at 7:16 p.m.; with no comments from the public.

Shapaka said the addition cannot be more dominant than the structure; in favor of the variance; 10' is more realistic number; addition is small; 10x8. Blackford said this did go through staff review and although it is not all in the agenda packet, there were some conflicting materials; the ask was for 8' but saw a rendering of 12'; it is within the powers of Planning Commission to grant the 10x10.

A motion was made by Shepherd, seconded by Burba, that the Variance be Approved.

Discussion on the motion: Shepherd stated that he will be in support; many lots throughout that area; huge side yards and no back yard; the neighbor most impacted is in support. Hicks stated he is also in support based on criteria for variance.

The motion carried by the following vote:

Yes: 5 - Shapaka, Wester, Hicks, Burba and Shepherd

Absent: 2 - Suriano and Duff

F. UNFINISHED BUSINESS: None.

G. NEW BUSINESS: None.

H. OFFICIAL REPORTS

Assistant City Attorney

No report.

City Engineer

No report.

Planning & Development

Blackford stated that he is requesting a Workshop next week at 6:30 p.m. on 4/3 for an in-depth presentation on data collection and process for standards for the new land use plan; the consultant will be present; the hope is to vote at the 4/10 meeting; also noted that there will be a few applications on the next agenda, including some for the NCR project.

Council Liaison

No report.

CIC Liaison

Hicks stated that the CIC reviewed its annual report at the last meeting; reviewed financial statements.

Chair

No report.

I. CORRESPONDENCE AND ACTIONS: None.

J. POLL MEMBERS FOR COMMENT

No comments.

K. ADJOURNMENT

By Wester at 7:23 p.m.

